

**Burns Harbor Redevelopment Commission
Minutes of February 11, 2026**

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana, met in a special session on Wednesday, February 11, 2026, at the Burns Harbor Town Hall. The meeting was called to order by Redevelopment Commission President Roseann Bozak at 6:00 p.m.

The Pledge of Allegiance to the American Flag was recited.

Roll Call:

Commissioner Roseann Bozak	Present
Commissioner Brad Enslen	Present
Commissioner Jack McGraw	Present
Commissioner Jennifer McHargue	Present
Commissioner Kylane Tumblin.....	Present
Commissioner Jocelyn Hibshman (non-voting member)	Absent

Additional Officials Present

Attorney-Clay Patton, Matt Kaiser with Abonmarche, and Consultant, Karnerblue Era-Tina Rongers

Approval of Minutes

Commissioner Tumblin made a motion to approve January 14, 2026, minutes. Commissioner Enslen seconded the motion. Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner Bozak- Aye. Motion passed.

Reports

Commissioners

Nothing to report.

Clerk-Treasurer

Absent.

RDC Attorney

Nothing to report.

RDC Engineers

Nothing to report.

RDC Consultant-Karnerblue

Duneland School Board Representative

Commissioner Bozak stated Hibshman could not attend this evening, but she did send over some information to share. Commissioner Bozak read out loud about things going on in the Duneland School Corporation.

Correspondence

Nothing to report.

Old Business

Marquette Greenway

Phase 1A Trail Modification Update

Commissioner Bozak stated that Matt Kaiser with Abonmarche is here this evening to give us an update on the trail modification. Kaiser stated that RV Sutton has been out the past three days and finished up their work today. The pipe is installed and the swale has been put in. they did do some damage to the fence during it, but my understanding is that it was repaired today. I will go out there and take a look. Commissioner McGraw stated it was brought to my attention that there was some damage done with them moving their equipment. Kaiser stated yeah, that was the fencing that they repaired today. Commissioner Enslen asked if this was where they were remediating the flooding. Kaiser stated yes, this was to put the additional pipe just south of the original trail.

Phase 1B

Tree Clearing Bid Recommendation & Award

Kaiser stated just to give a brief update on what has been going on this past month, we were starting to get a little leery about whether we were going to be able to get all the trees taken down, which is the first step of being able to build a trail. We wanted to make sure the contractors who are bidding out the entire trail have as much time as they need to get good bids together. That pushed us out by four weeks on getting bids out. That was then going to leave us maybe three weeks to get all the trees out. So, the National Park Service allowed us to pull the tree clearing out of the full contract and just solicit quotes from contractors that specialize in doing the tree work, which then allowed us to do a seven-day turnaround to receive quotes from these three tree companies. The National Park Service gave us a list of three contractors that they have worked with. They have done the special use permits before and have done good work with the National Parks. I am here this evening to give you those quote numbers and a recommendation on which one we should move forward with. We would like to move forward very quickly, so that we can get the contracts in place and the tree service can mobilize and start clearing next week. The lowest and most responsive bidder was Home Tree Service out of Lockport, Illinois. Their quote was \$49,400, which was great. The second quote is from Tree Servants, LLC out of Bremen, Indiana, and their quote was \$98,627.94. The third bid was Russell Tree Experts out of Ohio, and their quote was \$113,600. We are recommending that the Redevelopment Commission contract with Homer Tree Service. Rongers stated just as a matter of documentation, the grant agreement has the original budget that was proposed in that document. And then I keep a spreadsheet, and every month as invoices come in, I show the drawdown of those various contracts. We also have our quarterly reports that go to the DNR. Commissioner McHargue made a motion to award Homer Tree Service \$49,400 upon review of the contract by Attorney Patton. Commissioner Tumblin seconded the motion. Commissioner McHargue- Aye, Commissioner Enslin- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner Bozak- Aye. Motion passed.

Tree Clearing Stanley Street Access

Commissioner Bozak stated that we need to make a public announcement to notify the residents who live where the tree clearing is going to take place. Matt Kaiser will provide us with some dates, and then we can let the residents know through the website and Facebook. Kaiser stated that it shouldn't be a disruption, but there will be more equipment driving up and down the streets. Commissioner McGraw questioned whether the equipment would cross the trail. Kaiser stated yes, it will be on the trail. Homer Tree Service will be hauling the trees off the trail. The contract for the actual construction of the trail is more than likely going to destroy the trail, so we did include the repair in the contract. Rongers stated that because we did not move forward with Meadowbrook, the line item that was originally in the budget is where the dollars are available for us to address these other needs that have come up. That's why the total budget of the project has not changed, because we had some additional contingency with not moving forward with Meadowbrook. Kaiser stated that if the trail is damaged, it will be repaired when the other construction of the trail is being done.

Abonmarche Change Order #003

Kaiser stated that because Abonmarche had to do additional work by pulling out all the trees, and the whole bid package included all of the trees, all the work in the initial contract that was being laid out when the National Park allowed us to then pull that out as a separate quote, we had to spend additional time then creating those new documents and going out to get quotes. We were also doing the construction administration to make sure that all the trees get laid out in the construction agreement, the contractor is responsible for doing the survey and for figuring out where the whole trail is going to be built, and which trees to take out based on the alignment that is through there. So, we are requesting an additional \$15,000 onto our current account, and this will be for time and material, so it will be a separate phase. We have been tracking our time because we have been working on this over the past three weeks to get this out on time, but this is above and beyond what our initial contract was. The initial package had everything being packaged up as one big project, and we had to pull out what was important to the tree people for them to be able to do this as a quote. Commissioner McHargue made a motion to approve Abonmarche change order #003, not to exceed \$15,000. Commissioner Tumblin seconded the motion. Commissioner McHargue- Aye, Commissioner Enslin- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner Bozak- Aye. Motion passed.

NPS PCDA Revision

Commissioner Bozak stated that this is our long National Park contract that we have looked at inside and outside. Rafi with the National Park Service reached out with a few changes, and Attorney Patton has looked at those. Rongers stated that after the documents were signed by both town officials, Indiana Dunes, and the National Park officials, it went to the regional office, and the solicitor requested that some of their standard clauses be re-inserted back into the

document, and that is why this amendment is before you this evening. We are making a recommendation this evening to the Town Council to resign the agreement. Commissioner McHargue made a motion to recommend the new contract for the National Park Service to be re-signed by Council President Biancardi. Commissioner Tumblin seconded the motion. Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner Bozak- Aye. Motion passed.

Project Purchase Orders and Invoices

Commissioner Bozak stated we have Soil Solutions PO #3419 for \$36,500. I think we just need signatures on it; it was approved last month.

Commissioner Bozak stated we have Patton Law invoices tonight because they were not received in time to be added to the claims book. Attorney Patton stated that my invoices go through the end of the month, so I completely understand that if they are not turned in by Friday, you won't approve them until next month. I appreciate them being pulled up special, but that is not necessary.

Westport Site

Wetlands Report Update

Commissioner Bozak stated that Rongers has been in contact with Lydia over at Soil Solutions. Rongers stated that I believe at the December meeting, the Redevelopment Commission was wondering if there was like a third option to maybe do nothing or something that wouldn't require going through a permitting process. The short answer is no, because it was followed by the agencies. However, the good news is that when Lydia and her team were out in October to do a site visit, they observed several species that are upland, meaning they are not wetland types. They did not do a fuller investigation at that time because, from what they saw going back in a different growing season, it is that more upland species may indicate that the size of the wetland may be smaller than previously observed during the spring season. So, the two options that she is presenting to us are that the Redevelopment Commission can just move forward with the existing report based on the observation last spring, which you may recall, resulted in a much larger wetland footprint, and that report was under the auspices of the prospective developer at that time. The second option, which is the preferred option, is to have the Redevelopment Commission authorize Soil Solutions to go back out in June or July and do another observation to delineate the wetlands on the Northern section of the property to see if that wetland footprint can be defined differently with an additional growing season observed again. More upland species indicate non-wetland attributes in that Northern section. That is the recommendation that can be made without any additional increase to the contract that is already in place for that work. It can all be done within the budgeted amount of their contract. She also spoke with the Army Corps, and they said yes, if you go out and there is different data to show changes to the wetland delineation, then the paperwork could be submitted for their consideration. Rongers stated that there are two things that Soil Solutions is under contract for. So, we have two contracts right now, this one for \$11,000 covers the wetland delineation and the water of the state determination letter. So, we still have the wetlands on the South end of the property that are in state jurisdiction, and they were going to help us follow that paperwork, so we could go forward with understanding how we can mitigate those. Commissioner Enslen stated I just want to alert my fellow Commissioners that if we could figure out where the borders are, we'd better not wait around for this. Commissioner Bozak asked if they resurvey in June, how quickly is the turnaround on getting those results back? Rongers stated that when I spoke with Lydia from Soil Solutions about the timeline, she said they would be out in either June or July, and by August, they would have the report and could send the paperwork to the Army Corps for them to review. Commissioner McGraw stated that if we don't get someone out there before we go into the spring season, aren't the wetlands going to increase because of the moisture and the rain? That property hasn't been farmed in a long time, so it's settled down. So, that is why there has been more flooding, and it has become more of a wetland. Rongers stated, from my understanding, there is a water footprint, but really, it is the species that indicates that those weren't used as a marker to delineate the wetlands. You want to take two different seasons to map out and identify the species, because that is the data that is driving the delineation of the property. With additional time, we can include a second season to provide more data to refine the wetland delineation. We know that there are potentially federally regulated wetlands on the North, we can't just drop this down into that and redo the land. There is an urgency to get this done, but we are still very close to that window. Right now, there is no indication that we can safely go in there and disrupt the wetlands with an agricultural activity. We can see if Soil Solutions can deploy partial tilling before they go out, and we might be able to have some kind of buffer that safely keeps what we know as the current line, or what is possible because we do have some of the land on the Northern section that is outside of that. I will inquire if there is some kind of interim management solution that we can do on the non-delineated portions. Commissioner Enslen stated I do not want to do it if the Army Corps has not signed off on it. Commissioner Bozak stated that Tina will follow up with Lydia on those questions in the meantime, but we

need to think about it tonight if we want to have Soil Solutions take another look in June or July. If this is the way the commission wants to go, I would also like to get it on schedule before all of a sudden, we are in October, because we didn't make the move in February. In the meantime, we can kind of see what we could be doing and a plan for after. Commissioner Enslen made a motion to authorize Soil Solutions to perform another wetland delineation in June or July. Commissioner McHargue seconded the motion. Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner McGraw- Abstain, Commissioner Tumblin- Aye, Commissioner Bozak- Aye. Motion passed.

Safe Streets for All Supplemental Planning Grant

Commissioner Bozak stated that last month, we discussed being awarded the Safe Streets All Grant, and now we need to decide what our next step is. Do we want to keep the same Safe Streets committee that worked on the first part of the project? Or do we want to have a new committee to manage the next phase of the project? Commissioner McGraw stated that I was on the original committee, and I would like to continue that and work on it because I do have a lot of questions. I haven't had a chance yet to ask Michelle and Lisa if they still want to be on the committee or not. Commissioner Bozak stated that I don't have any problems with the committee staying the same as long as everything is communicated with the Redevelopment Commission. The Redevelopment Commission is the board that makes all the decisions. The committee is the committee that brings the information to the board. Rongers stated at last month's meeting that a couple of the forms that Safe Streets requested were signed. So, now we are waiting to receive the grant agreement; the project doesn't fully begin, but that is the next step. After that, we would be putting out an RFP for engineering services to conduct a routing analysis. We submitted a larger project, and the feds came back and said, we are only going to fund the supplemental planning portion, which was the routing analysis, to safely connect all users between the Marquette Greenway train and the Prairie Duneland trail. That would also encompass several of the safety enhancement items that were identified in the plan at the intersection of US Hwy 20 and State Road 149, which is a high-crash area. The plan also addressed safety concerns along Old Porter Rd. There are not many sidewalks or multi-modal connections between this area. So, that is just the focus of this grant, but I'd be happy to meet with the committee just to kind of review what a routing analysis is, and kind of help sketch what steps would look like. Commissioner McHargue stated I am willing to jump on the committee. Rongers stated that the Safe Streets for All Committee can include a larger external and a larger stakeholder involvement. So, at any time, you could pull in, like National Park or a local business operator, to bring on additional members. The committee is a requirement of the program funding. It is still kind of a function under the Town Council; they are the ones who created and authorized the committee.

New Business

Approval of Claims Register

Commissioner McHargue made a motion to approve the claims register. Commissioner Enslen seconded the motion. Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner Bozak- Aye. Motion passed.

Approval of the Financial Report for the Month of January 2026

Commissioner Tumblin made a motion to approve the financial report. Commissioner McHargue seconded the motion. Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner McGraw- Abstain, Commissioner Tumblin- Aye, Commissioner Bozak- Aye. Motion passed.

Good of the Order

Adjournment

Commissioner McHargue made a motion to adjourn. Commissioner Enslen seconded the motion. Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner Bozak- Aye. Motion passed.

The meeting concluded at 6:5 p.m.

Approved March 11, 2026

REDEVELOPMENT COMMISSION
FOR THE TOWN OF BURNS HARBOR

Roseann Bozak, President

Brad Enslen, Vice President

Jennifer McHargue, Secretary

Jack McGraw

Kylane Tumblin

ATTEST:

Jill Sherrill, Recording Secretary